

**Report To:** Environment and Regeneration Committee      **Date:** 1<sup>st</sup> June 2016

**Report By:** Corporate Director Environment, Regeneration & Resources      **Report No:** ENV/014/16/AF/FM

**Contact Officer:** Aubrey Fawcett      **Contact No:** 01475 712762

**Subject:** Kilmacolm Update

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**1.0 PURPOSE**

1.1 The purpose of this report is to update the Committee on Riverside Inverclyde's progress in relation to the Self Build site at Leperstone Avenue, Kilmacolm.

**2.0 SUMMARY**

2.1 It was agreed at Policy and Resources Committee on 25 March 2014 that the site at Leperstone Avenue, Kilmacolm would be developed for self-build housing plots, subject to the planning process and other legal requirements. The Environment and Regeneration Committee on 1 May 2014 asked to be kept up to date on Riverside Inverclyde's regeneration projects. Further reports in respect of this project have been considered by this Committee during 2015/16, the most recent in March 2016. This report sets out the steps which have been taken since then to progress matters and provides Committee with both an update on progress and a note of the next steps involved in this project.

**3.0 RECOMMENDATIONS**

3.1 It is recommended that Committee notes progress to date and that further progress reports will be brought back for Members' information and consideration in due course.

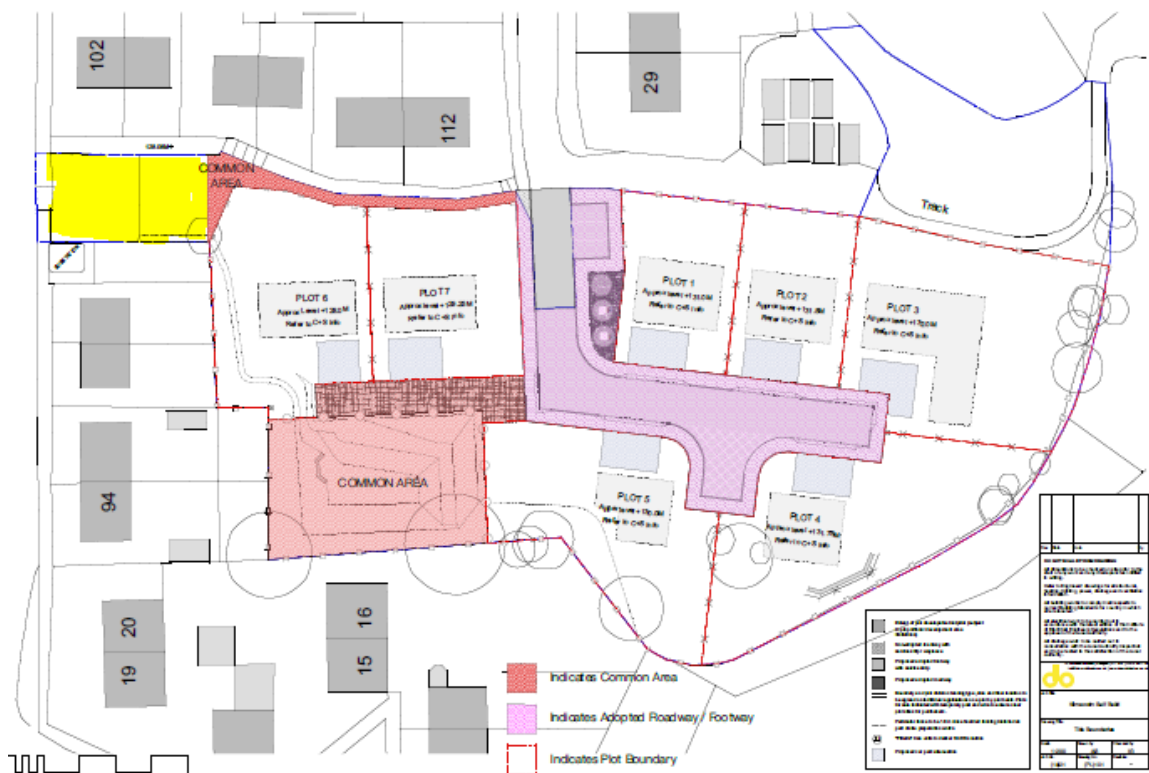
**Aubrey Fawcett**  
Corporate Director, Environment, Regeneration and Resources

## 4.0 BACKGROUND

- 4.1 The Planning Application was granted on the 8<sup>th</sup> October 2015, the project was tendered in December 2015 and the contract awarded to the NRS Group at the beginning of May 2016.
- 4.2 The contract involves site clearance, including removal of existing site vegetation and topsoil, repair of the existing culvert on Finlaystone Road, grubbing up and removal of existing defective concrete culvert, modifying existing site levels, construction of new tarmac roads and footpaths, a new block paviour shared vehicle/pedestrian surface, new concrete drainage culvert, new surface and foul water sewer, attenuation basin, retaining walls, diversion of existing live site services, new site services adopted and non-adopted street lighting.

## 5.0 PROGRESS

- 5.1 The pre-start meeting took place on 18<sup>th</sup> May 2016 and the contractor has intimated that he will take possession of the site early/mid June 2016. Works are scheduled to start in earnest a few weeks later.
- 5.2 Riverside Inverclyde will write to residents and the Kilmacolm Community Council advising of the impending site start and that they will no longer have the facility to park in the car park (highlighted in yellow below) adjacent to the sub-station in Finlaystone Road from early/mid June as this area forms part of the contractor's site. Riverside Inverclyde's Regeneration Officer will also introduce NRS's Site Manager to those residents whose properties adjoin the site.
- 5.3 Following a competitive tendering exercise ri appointed Countrywide Residential Developments to market and sell the 7 plots on ri/IC's behalf. Their Slater Hogg office in Bridge of Weir will handle all enquiries.



- 5.4 An application process will be established to enable prospective purchasers to apply. The following information will be requested including:
- Address of current main residence;
  - Number of people in the household intending to take up residence;
  - Age of intended residents;
  - Name and address of employer, if applicable;
  - Other properties owned;

- Previous experience of undertaking self-build projects;
- Status of funding for project e.g. bridging loan arranged, property required to be sold;
- Preferred plot/s;
- Development timescale.

5.5 Applications will then be assessed and ranked against the above criteria – as this project is focussed on repopulating Inverclyde issues such as number in household, the new house being the sole residence and status of funding will have a greater weighting than for example previous experience of self-build projects.

5.6 Slater Hogg propose to stagger the release of the plots in 3 phases, Plots 1, 2 and 3 will be released first at offers over £110,000, £90,000 and £130,000 respectively. Subsequent plots will be released at offers over prices which will be assessed following analysis of offers received for earlier sales.

5.7 Purchasers accepted through the application process, to reserve a plot will be asked to pay a non-refundable deposit of £1,000 which will be deducted from their purchase price upon completion of missives.

5.8 The key incentive on offer for prospective purchasers is a 10% discount of the total purchase price, which will be reimbursed if they reside in Kilmacolm in the property erected on the plot which they purchase for a period of 5 years post purchase.

## 6.0 NEXT STEPS

6.1 As Riverside Inverclyde are acting on the Council's behalf in connection with this matter (eg marketing/negotiations with prospective purchasers) an agency agreement setting out the terms and conditions of this relationship is being processed. It is anticipated that each self build plot will be sold directly by the Council with various provisions regarding the development and use of the plots. Officers within Legal and Property Services are currently working with officers from Riverside Inverclyde to prepare such provisions and a further report in relation to the proposed site disposals will be brought back to this Committee in due course.

6.2 Application forms are currently being drafted for potential purchasers to complete to ensure applicants meet the objectives established by Inverclyde Council's Repopulation Group and promotional material is also being prepared.

## 7.0 IMPLICATIONS

### 7.1 Financial Implications

#### One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
Kilmacolm Self Build	Development Costs - IC	2014/16	£50,000		ri Contribution
		2016/17	£200,000		
	Development Costs – ri	2016/17	£600,000		
	Sale of Plots	2016/19	£(875,000) est		
	Potential Discount/Reimbursement	2021 onwards	£87,500		Assuming full discount applied £187,500 remains for further self-build fund

Annually Recurring Costs / Savings

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (if applicable)	Other Comments
n/a					

Legal

7.2 The Head of Legal and Property Services has been consulted on this report.

Human Resources

7.3 There are no human resource issues arising from this report.

Equalities

7.4 There are no equalities issues arising from this report.

YES (see attached appendix)

NO This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required)

Repopulation

7.5 The purpose of this project is to assist in repopulating Inverclyde.

**8.0 CONSULTATIONS**

8.1 The Head of Regeneration and Planning has been consulted on this report.

8.2 The Chief Financial Officer has been consulted on this report.

8.3 The Head of Environmental and Commercial Services has been consulted on this report.

8.4 The Head of Legal and Property Services has been consulted on this report.